

CITY OF HUNTINGTON PARK

Oversight Board Agenda Report

December 11, 2013

Honorable Chair and Members of the Oversight Board
City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255

Dear Members of the Oversight Board to the Successor Agency of the Community Development Commission of the City of Huntington Park:

RATIFY AND APPROVE THE TRANSFER OF HOUSING ASSETS TO THE LOS ANGELES COUNTY HOUSING AUTHORITY

IT IS RECOMMENDED THAT THE OVERSIGHT BOARD:

1. Adopt Resolution ratifying and approving the transfer of housing assets to the Los Angeles County Housing Authority, as Housing Successor Agency to the City's former Community Development Commission, also referred to as redevelopment agency.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Dissolution Act requires cities which established redevelopment agencies (RDAs) to elect to either:

1. Retain the responsibility to perform the housing functions previously performed by its former RDA; or
2. Not retain the responsibility for performing housing functions previously performed by its former RDA

If a City elects to retain the housing functions and responsibilities previously performed by its former RDA, then all rights, power, duties, and obligations, including any amounts on deposits in the Low and Moderate Income Housing Fund, are to be transferred to the City.

If a City elects not to retain the responsibility of performing the housing functions, then such housing responsibilities must be transferred to a local Housing Authority.

RATIFY AND APPROVE THE TRANSFER OF HOUSING ASSETS TO THE LOS ANGELES COUNTY HOUSING AUTHORITY

December 11, 2013

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On July 16, 2012, the City of Huntington Park adopted a resolution electing not to retain the housing functions and housing assets of its former redevelopment agency ("RDA"). Therefore, all housing functions and assets were transferred to the Los Angeles County Housing Authority.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Dissolution Act requires both the City and Oversight Board to approve the transfer of housing assets. Upon review of our internal process, it has come to our attention that the Successor Agency did not obtain approval for the transfer of housing assets from the Oversight Board. This resolution serves to ratify and approve the transfer of housing assets to the Los Angeles County Housing Authority, as Housing Successor to the former RDA.

CONCLUSION

Upon approval by the Oversight Board this Resolution will be transmitted to the Department of Finance and State Controller's Office.

Respectfully submitted,



JULIO MORALES
Finance Director

ATTACHMENTS

A. Resolution

RESOLUTION OSB 2013-08

A RESOLUTION OF THE OVERSIGHT BOARD OF DIRECTORS

FOR THE SUCCESSOR AGENCY TO THE COMMUNITY

DEVELOPMENT COMMISSION OF THE CITY OF HUNTINGTON PARK

RATIFYING AND APPROVING THE TRANSFER OF HOUSING ASSETS TO THE LOS ANGELES COUNTY HOUSING AUTHORITY, AS HOUSING SUCCESSOR AGENCY

WHEREAS, on February 1, 2012, the former Community Development Commission of the City of Huntington Park dissolved by operation of law and all assets of the former Redevelopment Agency (including all housing assets) automatically transferred to the Successor Agency to the Community Development Commission of the City of Huntington Park; and

WHEREAS, California Health and Safety Code section 34176(b) (the "Act") provides that a city that created a redevelopment agency may elect not to retain the housing assets and functions previously performed by the redevelopment agency, and if so, all rights, powers, assets, liabilities, duties and obligations associated with the housing activities of the former redevelopment agency (excluding any amounts in the Low and Moderate Income Housing Fund) shall be transferred to the local housing authority in the territorial jurisdiction of the former redevelopment agency; and

WHEREAS, the Los Angeles County Housing Authority is in the territorial jurisdiction of the former redevelopment agency; and

WHEREAS, on July 16, 2012, the City of Huntington Park elected not to retain the housing functions and housing assets of the former Community Development Commission of the City of Huntington Park, and accordingly the housing functions and housing assets (as set forth in Exhibit A) were transferred to the Los Angeles County Housing Authority;

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3 WHEREAS, section 34181(c) of the Act requires that the Oversight Board must
4 approve any transfer of housing assets by the Successor Agency;

5 NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD OF THE
6 SUCCESSOR AGENCY OF THE FORMER COMMUNITY DEVELOPMENT
7 COMMISSION OF THE CITY OF HUNTINGTON PARK, AS FOLLOWS:

8 A. The Oversight Board finds that:

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10 1. The recitals above are true and correct and have been incorporated herein by
11 reference.

12 2. This action is exempt from the California Environmental Quality Act ("CEQA")
13 under Section 15061 (b) (3) (General Rule) of the CEQA Guidelines because the
14 ratification of previous transfer of low and moderate housing assets from the Successor
15 Agency to the Los Angeles County Housing Authority will not cause a significant adverse
16 physical change to the environment either directly or indirectly.

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18 3. The Oversight Board hereby ratifies and approves the transfer of
19 housing assets, as set forth in the attached Exhibit A, to the Los Angeles County Housing
20 Authority, as housing Successor Agency.

21 4. The Oversight Board hereby authorizes electronic transmission of this
22 Resolution to the Department of Finance, State Controller's Office and other required
23 regulatory agencies.
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PASSED AND ADOPTED by the Oversight Board of the Successor Agency of the former Community Development Commission of the City of Huntington Park at a meeting held this 11th day of December, 2013, by the following vote to wit:

AYES:

NOES:

ABSENT:

ATTEST:

OVERSIGHT BOARD:

Estevan Padilla, Deputy Clerk
Los Angeles County Board of Supervisors
Acting as Secretary to the Huntington Park
Oversight Board

Chair Elba Guerrero

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EXHIBIT A

1 STATE OF CALIFORNIA)
2 COUNTY OF LOS ANGELES) SS
3 CITY OF HUNTINGTON PARK)
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5 I, Estevan Padilla, Secretary of the Oversight Board, DO HEREBY CERTIFY that the
6 foregoing Oversight Board Resolution No. OSB 2013-08 was duly adopted by the Oversight
7 Board and approved by the Chair at a meeting of said Oversight Board held on the 11th day
8 of December 2013, and that it was so adopted as follows:
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10 AYES:

11 NOES:

12 ABSENT:

13 ABSTAINING: None
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19 _____
20 Estevan Padilla, Deputy Clerk
21 Los Angeles County Board of Supervisors
22 Acting as Secretary to the Huntington Park Oversight
23 Board
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**DEPARTMENT OF FINANCE
HOUSING ASSETS LIST
ASSEMBLY BILL X1 26 AND ASSEMBLY BILL 1484
(Health and Safety Code Section 34176)**

Former Redevelopment Agency: Huntington Park Redevelopment Agency

Successor Agency to the Former Redevelopment Agency: City of Huntington Park

Entity Assuming the Housing Functions of the former Redevelopment Agency: Housing Authority of the County of Los Angeles (HACoLA)
HACoLA reserves its rights to contest in the future which entity, City or HACoLA, must assume these housing functions.

Entity Assuming the Housing Functions Contact Name: Daniel Rofoli Title Consultant Phone 323-838-7708 E-Mail Address Drofoli@lacdc.org

Entity Assuming the Housing Functions Contact Name: Jacqueline Rodarte Title Project Manager Phone 323-838-5057 E-Mail Address Jacqueline.Rodarte@lacdc.org

All assets transferred to the entity assuming the housing functions between February 1, 2012 and the date the exhibits were created are included in this housing assets list.
The following Exhibits noted with an X in the box are included as part of this inventory of housing assets:

| | |
|--------------------------------------|-------------------------------------|
| Exhibit A - Real Property | <input type="checkbox"/> |
| Exhibit B- Personal Property | <input type="checkbox"/> |
| Exhibit C - Low-Mod Encumbrances | <input type="checkbox"/> |
| Exhibit D - Loans/Grants Receivables | <input checked="" type="checkbox"/> |
| Exhibit E - Rents/Operations | <input type="checkbox"/> |
| Exhibit F- Rents | <input type="checkbox"/> |
| Exhibit G - Deferrals | <input type="checkbox"/> |

Prepared By: **Jacqueline Rodarte**

Date Prepared: **08/01/12**

City of Huntington Park
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

| Item # | Type of housing built or acquired with enforceably obligated funds a/ | Date contract for Enforceable Obligation was executed | Contractual counterparty | Total amount currently owed for the Enforceable Obligation | Is the property encumbered by a low-mod housing covenant? | Source of low-mod housing covenant b/ | Current owner of the property | Construction or acquisition cost funded with Low-Mod Housing Fund monies | Construction or acquisition costs funded with other RDA funds | Construction or acquisition costs funded with non-RDA funds | Date of construction or acquisition of the property |
|--------|---|---|---|--|---|---------------------------------------|--------------------------------------|--|---|---|---|
| 1 | Concord Hsg - residential rental project | 06/01/99 | Huntington Concord Partners and State Street Bank and Trust Company | 0 | Yes -all units | Mortgage Revenue Bonds/Tax credits | Huntington Park Concord Partners LLP | \$0 | No | \$4,305,000 | Acquistion: 6/1/1999 |
| 2 | Seville Gardens - low mod housing | 12/2/1985 | Katina & Associates | 0 | Yes -all units | Low Mod Housing | Seville Gardens LLC | \$0 | \$372,000 | \$0 | Acquisition: 9/2/1985 |
| 3 | Casa Rita--low-mod housing | 11/24/1993 | Rita Limited Partners | 0 | Yes -all units | Tax Credits/Mortgage Revenue Bonds | Rita Partners | | | | Acquisition 1993 |
| 4 | Casa Bonita- 6512 Rugby Ave - low mod housing | 12/15/1997 | Lionel Fogelman | | Yes -all units | California Red Law and Federal | Western Community Hsg | \$0 | \$100,000 | \$700,000 | Acquisition 1998 |
| 5 | Casa Bella - low- mod housing | 9/8/2000 | AMA Construction | 0 | Yes -all units | Californina Red Law | | \$0 | \$0 | \$940,000 | Acquisition - 2000 |
| 6 | 6340 Bissell - low-mod housing | 5/1/2006 | Oldtimers Housing Dev. Corp | 0 | Yes -all units | Californina Red Law and Federal | Oldtimers Housing Dev. Corp | \$0 | \$0 | \$592,400 | Construction:6/1/2008 |
| 7 | 6342-6344 Bissell low-mod hsg | 8/6/2007 | Oldtimers Housing Dev. Corp | 0 | Yes -all units | Californina Red Law and Federal | Oldtimers Housing Dev. Corp | \$0 | \$0 | \$223,700 | Construction: 6/1/2008 |
| 8 | hsg | 6/1/2008 | Oldtimers Housing Dev. Corp | 0 | Yes -all units | Californina Red Law and Federal | Oldtimers Housing Dev. Corp | \$0 | \$0 | \$468,000 | Construction: 12/1/2008 |
| 9 | 6822 Malabar- low/mod hsg | 1/22/2008 | Oldtimers Housing Dev. Corp | 0 | Yes -all units | Californina Red Law and Federal | Oldtimers Housing Dev. Corp | \$1,233,530 | \$0 | \$1,348,200 | Construction: 12/1/2009 |
| 11 | 6614 & 6700 Middleton | 12/3/2007 | Oldtimers Housing Dev. Corp | 2,000,000 | Yes -all units | Californina Red Law and Federal | Oldtimers Housing Dev. Corp | \$2,721,285 | \$0 | \$2,040,715 | Acquisition : 2009 Construction on hold |
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a/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

City of Huntington Park
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

| Item # | Was the Low-Mod Housing Fund amount issued for a loan or a grant? | Amount of the loan or grant | Date the loan or grant was issued | Person or entity to whom the loan or grant was issued | Purpose for which the funds were loaned or granted | Are there contractual requirements specifying the purposes for which the funds may be used? | Repayment date, if the funds are for a loan | Interest rate of loan | Current outstanding loan balance |
|--------|---|---|-----------------------------------|---|--|---|---|-----------------------|----------------------------------|
| 1 | Loan - 6822 Malabar | 1,348,200 HOME 1,233,530 Low-mod Set Aside | 1/22/2008 | Oldtimers Housing Development Corp. IV | Acquire and rehabilitate | Yes | 7/1/2063 | 3% | 2,768,700.00 |
| 2 | Loan - 6700-6702 and 6614 Middleton St. | 2,040,715 HOME 2,721,285 Low-mod Set Aside | 12/7/2007 | Oldtimers Housing Development Corp. IV | Acquire and rehabilitate | Yes | 8/1/2069 | 0.50% | 2,400,000.00 |
| 3 | 6816 Hollenbeck | 50,000 HOME | 3/1/2007 | Felipe & Lorena Patlan | Residential Rehab | Yes | Deferred | 0% | 49,750.00 |

Exhibit G - Deferrals

City or County of Huntington Park
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

| Item # | Purpose for which funds were deferred | Fiscal year in which funds were deferred | Amount deferred | Interest rate at which funds were to be repaid | Current amount owed | Date upon which funds were to be repaid |
|---------------|--|---|------------------------|---|----------------------------|---|
| 1 | Payment of RDA Bonds | 1990-2012 | \$ 126,230,000 | 7% | \$ 126,230,000 | upon receipt of sufficient tax increment revenues to meet annual bonded debt service requirements |
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